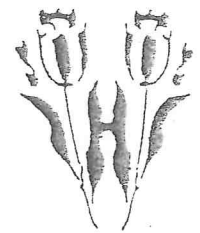


**TULIP MEADOWS OF LITTLE FALLS  
CONDOMINIUM ASSOCIATION, INC.  
TULIP MEADOWS CONDOMINIUMS ASSOCIATION**



July 21, 2016  
552 Franklin Avenue, Nutley, New Jersey 07110

- A. **ATTENDEES: Management – Julie Palma  
Toni Spiotta, Michael Hunt, Diane Fabian, Maryann Lovely, Ernie Renzulli-  
Absent- Regina Nuzzo**
  
- B. **MINUTES of June 23, 2016 approved**
  
- C. **FINANCIALS**  
Management reviews June 30 financial end  
Operating - \$12,450.11  
Reserve - 51, 981.55  
Accounts receivable \$28,000 inclusive of special assessment  
once monies are received – reserve should balance out.
  
- D. **BUILDING 99– Sewer – Toni Spiotta and Julie Palma met with architect and  
contractor – walked with them as they did some investigation – brief report  
as attached. Julie will file OPRA request for plans submitted in Little Falls  
when builder applied for CO. Julie will get estimate of time and cost for  
exploration and remediation of sewer system.**
  
- E. **89 STAIRS – Also, met with architect as well as contractor who did stairs  
to review same. Contractor advises that steps should not be sealed as it  
keeps the moisture in – will check next season.**
  
- F. **WEBSITE UPDATE – Michael Hunt – asked if everyone clicked on link to  
Tulip Meadows Website and their opinion of same. Most stated that the  
photos needed to be better. Michael will see if steve from Tulip Gardens  
might help with photos. Management was asked to complete the section about  
management. Discussion about which sections would be password protected  
and the nature of the passwords.**
  
- G. **POND AERATOR – Ernie Renzulli procured bid from Black Lagoon Pond  
Mgmt. The cost is \$1,250.00 plus \$250.00 for permit which is necessary as  
pond empties into the Peckman River. Black Lagoon did clean out the  
aerator but said reason for algae was that aerator was put in too late.  
We will go forward with the chemical process – we can always terminate  
as contract can be cancelled within 30 days. Check storage room for old  
aerator so as to dispose .**

- H. IRRIGATION – Management called Advanced Irrigation to replace the master valve as there was no response from other contractor affiliated with Gifford Landscaping. This was imperative as Ernie was constantly turning water on and off. They recommended master shut off valve – cost \$900. The cost will be deducted from Landscaping contract.
- I. LANDSCAPING – Matt Gifford received deposit for mulch. Plan is to use stone for entrances and front of buildings and mulch for back of buildings. Hardwood mulch will be utilized. Need sample as board members states that some residents may have allergies. Discussion of dead bushes and trees.
- J. CEDAR GROVE PLANTINGS – came and inspected – awaiting bid proposal for 89 building and other areas. “Plantings will be done in fall. Julie will follow up with Anita Semo re: her request for replacement of Dogwood”.
- K. PAVING – Jim Walsh gave estimate of \$950.00 and will proceed to do same for area near 69 building.
- L. GEESE ISSUES – Discussion of various remedies, chemicals involved etc. Matt Gifford was supposed to order spinning dogs –will check with him- if not- management will order. Ernie proposed another alternate i.e. Goose Scram. Toni discussed article about geese seeking habitats that allow them visual line and walking access from water to grass that recommended ways to block the access (eg-planting/fences). If spinning dogs don’t work we will try Geese Scram.
- M. INSURANCE – Michael Hunt contacted Hanson & Ryan as to bidding on policy – stated that they were about 1500 less than we are currently paying but there has been no request for loss runs which could effect cost. Our policy expires in December. Julie will explore.
- N. PLANNING FOR YEAR -Toni Spiotta requested that we create a schedule of things that will happen during the year in order to make our discussions and actions timely. She circulated a few examples from Community Trends magazine.
- O. OTHER – Any painting of doors must be uniform in look as well as color. Color – Impervo –high gloss-oil base white

Next meeting will be a Tuesday in August. Julie will explore date.

Meeting Adjourned: 8: 22 P.M.